

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 1005 NORTH PARK VICTORIA DRIVE PROJECT

NOTICE IS HEREBY GIVEN that the City of Milpitas (City) has completed an Initial Study/Mitigated Negative Declaration for the proposed 1005 North Park Victoria Drive Project in accordance with the California Environmental Quality Act.

Project Location: The approximately 4.88-acre project site is located at 1005 North Park Victoria Drive in the City of Milpitas in Santa Clara County. The project site is located in northern Milpitas, in an area consisting primarily of residential and commercial uses. The project site is bounded by Creed Street to the north, North Park Victoria Drive to the east, residential uses to the south, and residential uses and Rankin Drive to the west.

Proposed Project: The proposed project involves the demolition of the existing residential structure on the project site and the construction of 34 new single-family homes, 10 of which would include accessory dwelling units, and 4 paired units, for a total of 48 residential units. The proposed project would include a General Plan Amendment to change the land use designation from Single-Family Low Density (SFL) to Single-Family Medium Density (SMD), and a Rezone from Single-Family Residential, R1-6 to R1-3 to allow development of the proposed project.

Findings: A previous version of the project that would have included development of 46 residential units was evaluated in a Draft Initial Study/Mitigated Negative Declaration (IS/MND) circulated on August 9, 2019. However, the Final IS/MND was not adopted by the City. The Initial Study prepared by the City was undertaken for the purpose of deciding whether the revised project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the revised project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration. The project site is not on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review: Copies of the IS/MND are on file and available for review at the City of Milpitas, Planning Department, 455 East Calaveras Boulevard, Milpitas, CA, 95035. Written comments will be accepted from December 5, 2019 to December 27, 2019. Comments from all Responsible Agencies and interested parties are requested. Any person wishing to comment on the Draft IS/MND must submit written comments to the following:

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